

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**Staff Use Only**

Date Received: 9/21/05  
 Date Accepted: \_\_\_\_\_  
 Planning District: \_\_\_\_\_  
 Special Area: \_\_\_\_\_

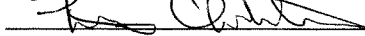
**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Lisa M. Chiblow, agent on behalf of Eastwood Properties, Inc. Daytime Phone: (703) 712-5364

Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: lchiblow@mcguirewoods.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

See Table 1

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Agent for Eastwood Properties, Inc.

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☒ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 95,832 sq. ft. 2.2 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

## SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/).

No specific plan text

Current Plan Map Designation:

Tax Map 72-2-((1))-35, 38  
Tax Map 72-2-((1))-39

5-8 du/acre  
Public Facilities, Governmental, Institutional

Proposed Comprehensive Plan Designation: Residential density between the range of 12-16 du/acre

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	30 - 35
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

## SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

## SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505

APR# 05-I-1L  
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Table 1

APR Nomination: <u>Lincolnia Road</u>						
Neighborhood Consolidation: No						
Nomination Information	Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size (Ac.)	Signature of Owner Petition Attached or Receipt Number
1.	72-2-((1))-35	Michael H. Ipsan	6305 Lincolnia Road	6305 Lincolnia Road Alexandria, VA 22312	0.5	7004-2510-0000-1383-2996
2.	72-2-((1))-38	Satish Amin	6301 Lincolnia Road	PO Box 2941 Springfield, VA 22152	0.615	7004-2510-0000-1383-2989
3.	72-2-((1))-39*	Bishop of Virginia Episcopal Cemetery	6271 Lincolnia Road	110 W. N. Franklin Street Alexandria, VA 22302	1.137	7004-2510-0000-1383-2972
<b>Total Acreage:</b>					<b>2.252</b>	

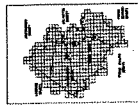
\*Note: Tax records list the property acreage for Tax Map # 72-2-((1))-39 as 2 acres, however, a boundary survey measures acreage as **1.137 acres**.  
#280313.4

## GENERAL NOTES

## UNITED STATES OF AMERICA

the same way as I did in my undergraduate thesis. A common mistake is to use a computer program to calculate a chi-square goodness-of-fit test, but not to check the assumptions. If you do not know how to calculate a chi-square test by hand, you should not use a computer program to calculate it. The same goes for the other statistical tests. If you do not know how to calculate a test by hand, you should not use a computer program to calculate it. The only way to be sure that you are using a test correctly is to know how to calculate it by hand.

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## REPRODUCIBILITY

61-3	61-4	62-3
72-1	72-2	72-4
72-3		

## SUBJECT INDEX

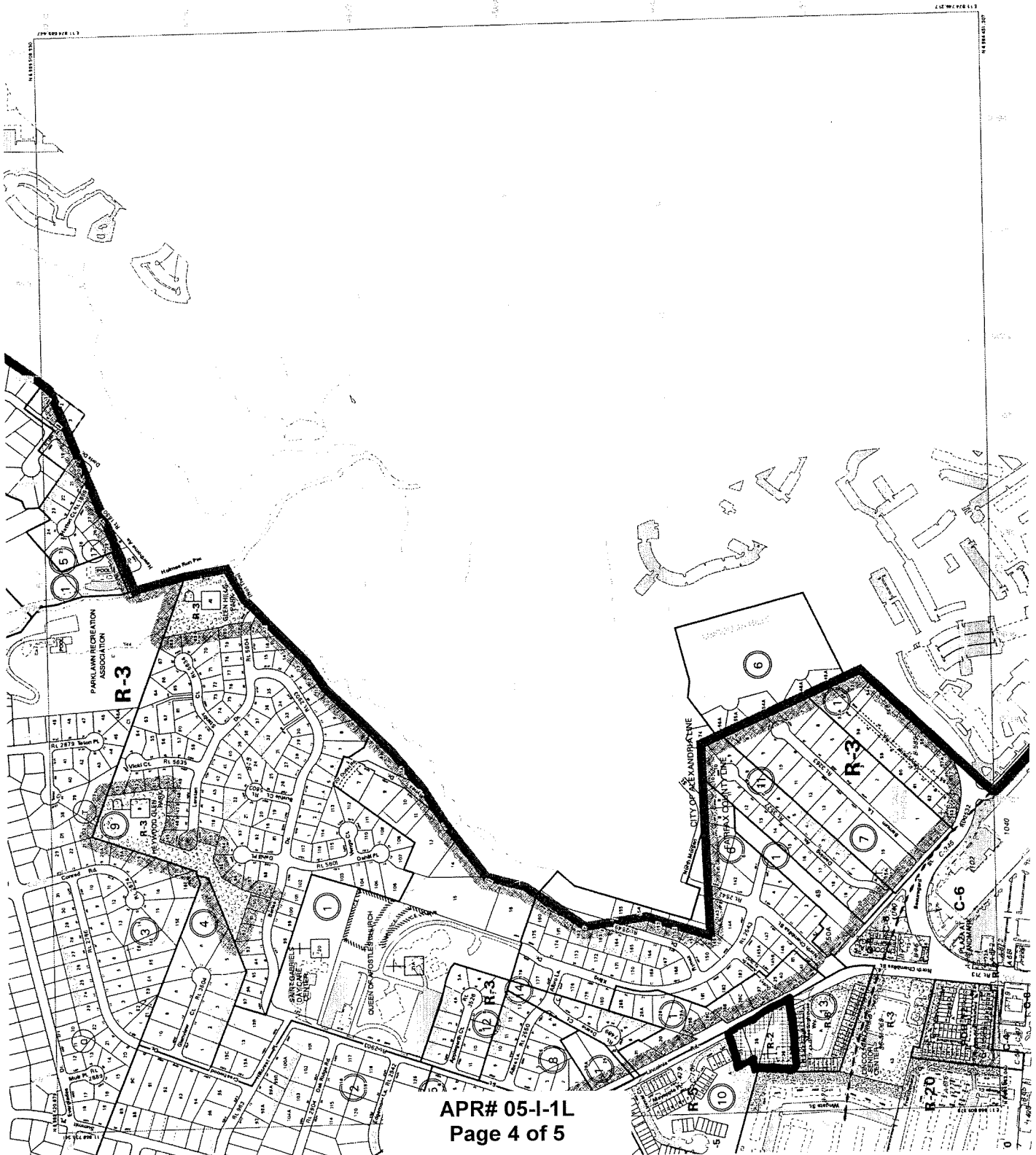
**PROPERTY MAP  
ZONING**

72-2

Revised to: 06/17/05

Prepared by:  
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Enterprise Service Division  
Geographic Information Services  
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FAX (703) 334-1417

4, 1805, THE COUNTY OF PALMER



JUSTIFICATION FOR AREA PLAN REVIEW  
NOMINATION BY  
EASTWOOD PROPERTIES, INC.  
LINCOLNIA ROAD PROPERTY

Executive Summary

The Nominator, Eastwood Properties, Inc. proposes to replan the Nomination Property to better reflect recent land use changes that have occurred in the vicinity of the site. Proposed are residential densities that will encourage meaningful redevelopment of the site and are a logical extension of the existing established land use pattern.

Description of the Nomination Property

The property consists of approximately 2.2 acres and is presently zoned R-2. The property is presently developed with two existing dwelling units, one of which is in significant disrepair. A small private cemetery also exists on a portion of the property.

Nature of Request

The Nominator requests that the property be replanned for residential use in a range of 12-16 dwelling units per acre.

Basis for Request

As generally referenced above, portions of the property are in significant disrepair, and in general, the site is out of context with the established development pattern. This pattern includes single family attached units of a general bulk and lot coverage identical to that proposed in this nomination to the north and south and multi-family units to the rear of the property. As stated above, the Nomination envisions potential density of 12-16 units per acre. This density is based on preliminary design concepts involving a so-called "two over two" unit type. This unit has the general bulk and mass of a traditional single family attached unit, but provides additional efficiency to the developer. In addition, as an alternative to more conventional townhouses, this design approach creates units of a size and configuration that would be more affordable than conventional attached housing and still be designed to a very high quality architectural standard. If for any reason, the so-called "two over two" approach were ultimately not endorsed, a nearly identical layout offering conventional attached townhouses could be provided at a density of roughly 8-12 units per acre. The Nominator also envisions retaining the existing small private cemetery and, in fact, upgrading its condition to ensure that it is attractively landscaped and has reasonable off-site parking for visitors. As is typical in scenarios involving the necessary incorporation of an existing private cemetery, the Nominator will commit to permit right of access for any persons having practical or legitimate needs to visit or use the cemetery.